



IRVINE RANCH WATER DISTRICT

15600 Sand Canyon Ave., P.O. Box 57000, Irvine, CA 92619-7000 (949) 453-5300

March 23, 2012

Mr. David Belmer
Assistant City Manager
City of Lake Forest
25550 Commerce Centre Drive
Lake Forest, CA 92630

SUBJECT: CONDITIONAL WATER AND SEWER WILL SERVE LETTER FOR
 TENTATIVE TRACT MAP NO. 17446 IN THE CITY OF LAKE FOREST

Dear Mr. Belmer:

This is to advise you that the IRWD would have adequate domestic water supplies to furnish each and every building lot, without exception, in the tentative tract, subject to the developer providing for construction of additional water supply and transmission mains as may be identified in a future Sub Area Master Plan update, and the developer installing the necessary in-tract distribution main.

Please be advised that for residential tracts, two (2) points of connection must be made to IRWD's water system, and may necessitate street trenching or underground boring if not done prior to road construction.

The District will also be able to provide sewer service to each and every building lot, without exception, in the tentative tract, conditioned upon the developer providing for the construction of additional sewer trunk lines and local sewer collection facilities, as may be identified in a future Sub Area Master Plan update, and the developer installing the necessary in-tract sewer mains.

This letter does not constitute either a water supply verification, as required by California Government Code Section 66473.7, or a water supply assessment, as required by California Water Code Section 10910. If compliance with one or both of such requirements is necessary for the project, appropriate requests shall be submitted to the District.

If you have any questions or require any additional information, please feel free to call the undersigned.

Yours truly,

Kevin L. Burton, P.E.
Executive Director of Engineering and Planning

Reviewed: AKL

cc: Katherine Shipley, Brookfield Residential

PORTOLA CENTER PROJECT

Auto Center Drive

Auto Center Drive

Bake Parkway

Scale: 1" = 40'

North Arrow

SITE COVERAGE

PARKING SUMMARY

LOT SUMMARY



LEGAL DESCRIPTION

Real property in the City of Lake Forest, County of Orange, State of California, described as follows:

PARCEL A: (APN.: 612-161-11)

PARCEL 2, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON "EXHIBIT B" ATTACHED TO THAT CERTAIN LOT LINE ADJUSTMENT NO. LL 99-012 RECORDED MAY 7, 1999 AS INSTRUMENT NO. 99-0335166 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM ALL OIL, MINERALS, NATURAL GAS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, GEOTHERMAL RESOURCES, METALLIFEROUS OR OTHER ORES, AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING, AND OPERATING THEREFORE, AND STORING IN AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, AS RESERVED IN THE DEED FROM FOOTHILL RANCH COMPANY RECORDED MARCH 11, 1996 AS INSTRUMENT NO. 96-116968 OF OFFICIAL RECORDS.

PARCEL A1:

EASEMENTS AS SET FORTH IN THE SECTIONS ENTITLED "EASEMENTS FOR OWNERS", "UTILITIES AND CABLE TELEVISION", "TRAIL SYSTEM EASEMENTS" AND "SURFACE DRAINAGE" OF THE ARTICLE ENTITLED "EASEMENTS AND RIGHTS" OF THE SECOND COMPLETELY AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON APRIL 30, 1992, AS INSTRUMENT NO. 92-283832 OF OFFICIAL RECORDS OF ORANGE COUNTY, AS AMENDED.

PARCEL B: (APN.: 612-161-12)

PARCEL 3, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON "EXHIBIT B" ATTACHED TO THAT CERTAIN LOT LINE ADJUSTMENT NO. LL 99-012 RECORDED MAY 7, 1999 AS INSTRUMENT NO. 99-0335166 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM ALL OIL, MINERALS, NATURAL GAS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, GEOTHERMAL RESOURCES, METALLIFEROUS OR OTHER ORES, AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING, AND OPERATING THEREFORE, AND STORING IN AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR

ACROSS THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, AS RESERVED IN THE DEED FROM FOOTHILL RANCH COMPANY RECORDED MARCH 11, 1996 AS INSTRUMENT NO. 96-116968 OF OFFICIAL RECORDS.

PARCEL B1:

EASEMENTS AND RIGHTS AS SET FORTH IN THE SECTIONS ENTITLED "EASEMENTS FOR OWNERS", "UTILITIES AND CABLE TELEVISION", "TRAIL SYSTEM EASEMENTS", AND "SURFACE DRAINAGE" OF THE ARTICLE ENTITLED "EASEMENTS AND RIGHTS" AND IN THE SECTION ENTITLED "ENFORCEMENT" OF THE ARTICLE ENTITLED "GENERAL PROVISIONS" OF THE SECOND COMPLETELY AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON APRIL 30, 1992, AS INSTRUMENT NO. 92-283832 OF OFFICIAL RECORDS OF SAID COUNTY, AS AMENDED (THE "DECLARATION"), SUBJECT TO THE SECTION ENTITLED "SUBORDINATION" OF THE ARTICLE ENTITLED "RIGHTS OF OWNERSHIP AND EASEMENT" OF THE DECLARATION.

EXCEPTING THEREFROM, EASEMENTS AND RIGHTS AS RESERVED TO FOOTHILL RANCH COMPANY, A CALIFORNIA LIMITED PARTNERSHIP, AS DECLARANT AND OWNER IN THE DECLARATION, INCLUDING, WITHOUT LIMITATION, THE RESERVATION OF OIL, GAS AND MINERAL RIGHTS AND WATER RIGHTS.